CARROLL COUNTY GOVERNMENT
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Acting Zoning Administrator
Gayle Fritz

Official Decision
Case ZA-1022
Permit – 06-1839
Acting Zoning Administrator
Carroll County, Maryland

APPLICANT:	James Mayola
REQUEST:	A variance from the required minimum front yard setback from 50 feet to 12.5 feet and the minimum side yard setback from 50 feet to 35 feet for a shed
LOCATION:	3205 Murkle Rd. Westminster, Md. 21158
MAP/BLOCK/PARCEL:	21/10/380
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-37 and 181
HEARING HELD:	August 2, 2006

FINDINGS AND CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the variance is granted.

Facts, which support the request for relief from the strict terms of the Ordinance, in this case, a reduction of the minimum required front setback of 50 feet to 12.5 feet and the minimum side setback of 50 feet to 35 feet for the construction of a shed, are as follows:

This entire property is on a slope, with the house built into the hill. It is also a fully wooded lot. Because of the location of the house, the septic and the well, as well as the hilliness of the property there is no practical or accessible area to place a shed other than the area the applicant has chosen.

No neighbors were present at the hearing opposing the Applicant's request; therefore, the granting of this variance should have no adverse effect on any adjoining property owners.

This approval is valid for one year from the date of a Zoning Certificate.

Note:

An appeal of a Decision made pursuant to Chapter 223-181.2 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrator's decision in accordance with Chapter 223-182 and 223-188 of the Code of Public Local Laws and Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-181 is final and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

August 8, 2006
Date

Gayle Fritz
Gayle Fritz
Acting Zoning Administrator